

**MINUTES  
CITY OF DARIEN  
PLANNING & ZONING COMMISSION MEETING  
November 15, 2017**

**PRESENT:** Chairperson Lou Mallers, Robert Cortez, Robert Erickson, Bryan Gay, John Laratta, Brian Liedtke, Ray Mielkus, Steven Manning - City Planner, Elizabeth Lahey, Secretary

**ABSENT:** Mary Sullivan

Chairperson Mallers called the meeting to order at 7:00 p.m. at the City Hall – City Council Chambers, Darien, Illinois and declared a quorum present. He swore in the audience members wishing to present public testimony.

**A. Public Hearing Case: PZC 2017-05-Text Amendment (Pharmacy) Petitioner Brent Edelcup, owner of Telescript Pharmacy Inc., seeks approval of text amendment to the Title 5A Zoning Regulations of the City Code to allow a pharmacy use in Office Districts.**

Mr. Steven Manning, City Planner reported that the petitioner, Mr. Brent Edelcup owner of Telescript Pharmacy Inc. is requesting approval of a text amendment to allow a pharmacy use of the Office Districts. He reported that presently there is an urgent care facility at the site and that the petitioner would like to make it convenient for patients and help with the vacancies in the building.

The petitioner, Mr. Brent Edelcup explained Tele-pharmacy and stated that it has been around for three to four years and that it is coming into Illinois. He stated that this service provides one-on-one consultation with customers through a kiosk along with a pharmacy technician on site.

Commissioner Liedtke asked about the petitioner’s credentials.

Mr. Edelcup stated that he attended Roosevelt University and graduated in 2017 and was licensed in August.

Commissioner Liedtke questioned if the pharmacy would be similar to those in a CVS or Walgreen’s where the elderly can speak to a pharmacist.

Mr. Edelcup stated that Tele-pharmacy is stricter and that every customer that comes in must speak to a pharmacist on the monitor. He stated that the pharmacy technician is also there to help people through the process.

Commissioner Cortez questioned quality and safety.

Mr. Edelcup stated that he has thought about this topic a lot and that there will be a “safe system” with a changing key code when dispensing medicine. He further stated that the pharmacist will be required to visit the site one time per month per location.

Commissioner Liedtke questioned the hours of business.

Mr. Edelcup stated that he would like to keep the same hours as the clinic which is 9:00 am – 9:00 pm but that he is not entirely sure.

Commissioner Gay questioned if there were any issues with parking.

Mr. Manning reported that the required parking is the same for office uses.

Mr. Manning reported that he spoke to the owner and manager of the Immediate Care, Dr. Kohli. He stated that he has been trying to lease out the other vacancies and that a dentist is signing a lease and there is a veterinarian next door which should help out the petitioner.

Mr. Manning questioned if the pharmacy would be available 24/7.

Mr. Edelcup stated that he would ultimately like to provide 24/7 service but presently he cannot afford it. He stated that his plan in to open in six months.

Commissioner Cortez questioned how the petitioner will insure that the technician is accurately dispensing the medicine.

Mr. Edelcup stated that this system has a lower rate of error. He stated that there is a camera which the pharmacist will be overseeing and software management system which identifies the numbers.

There was no one in the audience wishing to present public comment.

At 7:30 p.m. Chairperson Mallers closed the public hearing.

**Commissioner Laratta made a motion and it was seconded by Commissioner Liedtke recommending approval of PZC 2017 -05 approval of text amendment to the Title 5A Zoning Regulations of the City Code to allow a pharmacy use in Office Districts.**

**Upon roll call vote, THE MOTION CARRIED 7-0.**

Mr. Manning reported that this would be forwarded to the Municipal Services Committee.

### **CORRESPONDENCE**

None.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

Solar Standards – Mr. Manning provided an overview on SolSmart. He reported that City Staff is requesting approval of amendments to the zoning code in regards to solar panel installations. He reported that a public hearing is scheduled for December 6, 2017.

Mr. Manning reported that staff is aware of 3 homes and 2 schools with solar panels and believes that there will be more coming.

Chairperson Mallers questioned if there are any surrounding communities doing the same.

Mr. Manning stated that some communities have had a big influx.

There was some discussion on safety and putting limits on ground panels.

Commissioner Liedtke suggested having Alderman Sylvia McIvor give a brief presentation on solar panels to educate the PZC.

There was no one in the audience wishing to present public comment.

### **APPROVAL OF MINUTES**

**Commissioner Laratta made a motion and it was seconded by Commissioner Cortez to approve the October 18, 2017 Regular Meeting Minutes.**

**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 7-0.**

**Commissioner Mielkus made a motion and it was seconded by Commissioner Erickson to approve the November 1, 2017 Regular Meeting Minutes.**

**Upon roll call vote, THE MOTION CARRIED UNANIMOUSLY 7-0.**

### **NEXT MEETING**

Chairperson Mallers announced that the next meeting is scheduled for Wednesday, December 6, 2017 at 7:00 p.m.

### **ADJOURNMENT**

**With no further business before the Commission, Commissioner Liedtke made a motion and it was seconded by Commissioner Gay. Upon voice vote, THE MOTION CARRIED unanimously and the meeting adjourned at 8:08 p.m.**

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

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**Elizabeth Lahey  
Secretary**

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**Lou Mallers  
Chairman**